PLANNING DECISION

Ref: MC2001/1283

Regeneration and environment division
Development and environment directorate
Compass Centre
Chatham
Kent ME4 4YH
(DX56006 STROOD)
Telephone: 01634 306000
Facsimile: 01634 331626

TOWN & COUNTRY PLANNING ACT 1990
Town & Country Planning (General Development Procedure Order) 1995

Mr A Karaiskos
42 Portland Place
London
W1B 1ND

App's Name: Strathclyde Pension Fund

Proposal: Refurbishment of retail park comprising recladding works, installation of new entrance features to units B1, B2 and B3 with improved pedestrian routes and landscaping

Location: Strood Retail Park, Commercial Road/Knights Road, Strood, Rochester, Kent

---

Notification of Grant of Planning Permission to Develop Land.

Take Notice that the Medway Council in pursuance of its powers under the above Act HAS GRANTED PERMISSION for the development of land as described above in accordance with your application for planning permission received complete on 23rd July 2001

SUBJECT TO THE CONDITIONS SPECIFIED HEREUNDER

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

   Reason 1. To comply with Section 91 of the Town and Country Planning Act 1990.

2. Details and samples of any materials to be used externally and any means of enclosure shall be submitted to and agreed in writing by the Local Planning Authority before development is commenced and development shall be carried out in accordance with the approved details.

Reason 2. To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality.

3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved by the Local Planning Authority and these works shall be carried out as approved. These details shall include means of enclosure; pedestrian access and circulation areas; hard surfacing materials; and minor artefacts and structures (e.g refuse or other storage units, signs, lighting etc). Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with grass and plant establishment, aftercare and maintenance); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and implementation programme.

Reason 3. To accord with the provisions of Section 197 of the Town and Country Planning Act 1990 and to ensure that the development does not prejudice the appearance or character of the site and the locality.

4. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in accordance with the programme agreed with the Local Planning Authority. The approved planting shall be maintained for a minimum period of five years following its planting and any stock that dies or is removed shall be replaced with similar stock in accordance with details to be agreed in writing by the Local Planning Authority.

Reason 4. To accord with the provisions of Section 197 of the Town and Country Planning Act 1990 and to ensure that the development does not prejudice the appearance or character of the site and the locality.

Your attention is drawn to the following Informative(s):-

The applicant is reminded that this permission relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the Medway Council.

The soft landscaping details submitted pursuant to condition 3 shall include tree planting within the rows of parking to the east and the west of the central row of parking bays shoed on drawing 001102-D-002A.

PLANNING DECISION

Ref: MC2001/1283

This permission relates to drawing nos. 001102-D-001A, 002A and 003A.

Signed

Director of Development and Environment
Date of Notice 14th September 2001 (MCA/MAP)